



15 Buchan Road, Bicester, OX26 2YH

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very spacious and very well presented two double bedroom link detached bungalow on a corner plot with a beautiful private rear garden on the popular Kings Meadow area of the town close to the local shops, primary school and amenities. Off the enclosed hall are a dining room to your right which is open pan to the sitting room ahead of you that has a conservatory overlooking the beautiful garden. The kitchen is off the dining room and fitted with a range of wall and base units with a door to the tandem double garage. Both double bedrooms have built in wardrobes and there is a bathroom with a separate shower. Outside the front garden is laid to lawn with shrubs and enclosed by a low wall. A driveway provides parking for one car and access to the garage and the rear has patios, steps up to a lawn and attractive flower and shrub beds. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and variable in home coverage for 02, Three & Vodaphone and good outdoor coverage for EE (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Cherwell District Council Band: C. EPC - C.



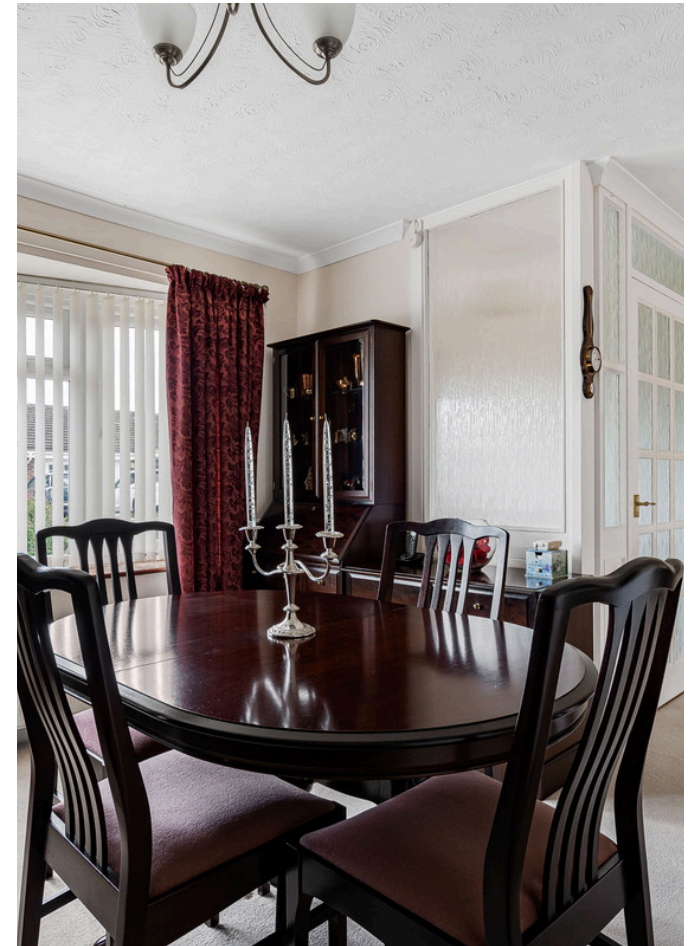


Key Features

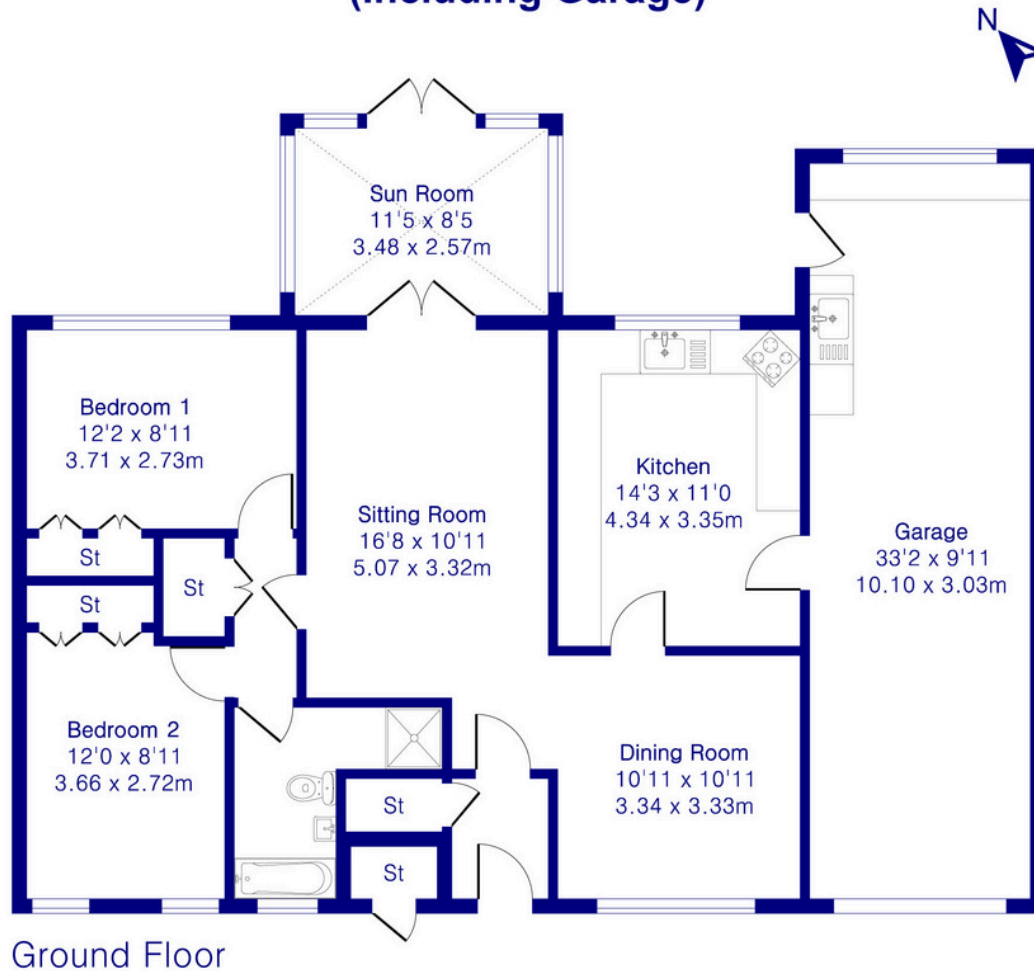
- Two Double Bedrooms
- Open Plan Sitting and Dining Room
- Fitted Kitchen
- Tandem Double Garage with Workshop
- Parking Space
- Attractive Garden
- Corner Plot
- End of Chain
- Gas Central Heating to Radiators

The Location

Local Shops 0.2m
Bicester Market Square 1.3m
Bicester Village 1.3m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.5m
Bicester North Station (London Marylebone from approx. 50 mins) 1.2m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m
All times and distances are approximate.



**Approximate Gross Internal Area 1327 sq ft - 123 sq m
(Including Garage)**



Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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